

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09365
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	1A, Audley Road, Chippenham, SN14 0EP
PROPOSAL:	Discharge of Conditions 3 (Window Details), 4 (front doors, signage, rainwater goods, chimneys, dormers and canopies) & 5 (details of the paint or stain to be applied) of PL/2025/00612

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at 1A, Audley Road, Chippenham, SN14 0EP. The planning permission was granted on 12 June 2025 under reference number PL/2025/00612. This application seeks to discharge the following condition(s):

Condition 3: window details

Condition 4: shop front doors, signage, rainwater goods, chimneys, dormers and canopies details

Condition 5: paint or stain finish

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

Consultation has been undertaken with the Conservation Officer with regards to this application. Their response confirms:

"No objection to the proposed large-scale construction information provided in the submission."

ASSESSMENT

Condition 3:

No windows shall be installed on site until full details, including head, sill and window reveal details, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission the matter is required to be agreed with the Local Planning Authority before development commences in order that the

development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

Case Officer Response:

Full window details have been provided and are considered acceptable for the building and its Conservation Area setting, as confirmed by the Conservation Officer.

Condition 4:

No shop front doors, signage, rainwater goods, chimneys, dormers and canopies shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

Case Officer Response:

At this stage there is no confirmed tenant for the shopfront element and the shop front door and signage details are thus deferred at this stage and will need to be discharged via separate Discharge of Condition application in due course.

The rainwater goods details – these being shown as Alumasc heritage square pipe and Chatsworth Hopper – are considered acceptable.

The Applicant has confirmed that no chimneys or dormers are to be installed and as such no details are necessary.

Condition 5:

No paint or stain finish shall be applied to external timber (including external walls and window joinery), until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

REASON: In the interests of visual amenity and the character and appearance of the area.

Case Officer Response:

The details of paint – shown as ‘White Painted Hardwood’ are acceptable for the building and its Conservation Area setting.

RECOMMENDATION:

To fully discharge Condition no.3; to partially discharge Condition no.4, with the following further information required: shop front door and signage details; and to fully discharge Condition no.5.